File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 52426
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Phillip A. Sanders Eileen K. Sanders 549 S. Princeton Ave. Villa Park, IL 60181	New Owner

TAX MAP-PARCEL NUMBERS: 117-11-B-58.00

BILL GARRETT, Davidson County
Trans:T20130032451 DEEDWARR
Recvd: 04/19/13 14:14 2 pgs
Fees:13.00 Taxes:338.55
20130419-0039273

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$91,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Cathy R. Hardin, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Phillip A. Sanders and wife, Eileen K. Sanders hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. D-10, of Villager East Condominium (Revised), a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Page 235, corrected by Surveyor's Certificate of Correction in Book 5679, Page 78, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Betty S. Foust by deed from Andrews Properties, Inc. and Cherokee Properties, Inc. dated October 19, 1979, recorded October 19, 1979 in Book 5516, Page 966, Register's Office for Davidson County, Tennessee. The said Betty S. Foust has since died. By Affidavit of Inheritance of Real Estate, of record in Instrument No. 20050818-0098453, said Register's Office, Cathy R. Hardin was established as the sole heir at law of Betty S. Foust.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 235, corrected by Surveyor's Certificate of Correction in Book 5679, Page 78, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5457, page 298, and Book 5553, page 336, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 3600 Hillsboro, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of April, 2013.

Cathy R. Hardin
Cathy R. Hardin

State of Alabama
County of Madison

On this 8th day of April, 2013 , before me the undersigned authority, personally appeared Cathy R. Hardin , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: MAY 14 2014

Notary
State of AL
State At Large

DON T. TERRELL NOTARY PUBLIC ALABAMA STATE AT LARGE

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $91,500.00

Affiant

Sworn and subscribed before me this the 9th day of April, 2013

Notary Public

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017